

# *Individual Station Report*

## Beacon Falls

U R B I T R A N **R** E P O R T

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Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

July 2003

# *Stakeholder Interview*

U R B I T R A N **R** E P O R T



Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

### ***Beacon Falls***

Beacon Falls is a small station on the Waterbury Branch with a high platform, three shelters, and a state parking lot. The town has no financial interest in the station and spends nothing on it, although they do plow snow from the lot in the winter. There is no lease with the town so there are no requirements by CDOT. At the same time, the First Selectman reported that the town is not happy with the station, and as people are moving in to the community who commute to Norwalk and Stamford, the feeling is that there needs to be more service and better stations on the line. The Town wants a better sheltered waiting area, preferably an enclosed station building.

The Town did not know why a portion of the lot has been partitioned off, and said that they have received customer complaints about parking as a result. Parking is free.

As far as the future, the Town would like to see the lot paved and striped, better lighting, and the construction of a small building, which they would be willing to maintain. They would also like to be able to sublease a concession stand in the building.

# *Parking Inventory and Utilization*

U R B I T R A N **R** E P O R T



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## Beacon Falls

The Beacon Falls Rail Station has a surface lot with 28 spaces. The lot is a small gravel lot. There is what appears to be another portion of what would have been parking for the rail station, but this area has a guardrail fencing it in completely. The lot has 25 daily spaces and 3 handicapped spaces. The usage rate for the lot was 21.4%, all of which was daily parking.

### *Parking Area Ownership*

The State of Connecticut owns the gravel parking area at the Beacon Falls Rail Station. Figure 35 outlines the parking lot location and ownership.

### *Fee Structure*

There is no charge for parking at the Beacon Falls Rail Station.

Table 35 presents specific information on parking at the Beacon Falls Rail Station.

**Table 35: Beacon Falls Rail Station Parking Capacity and Utilization**

Type	Capacity	Vehicle Count	Utilization	Ownership
Permit	0	0	N/A	state
Daily	25	6	24.0%	
Handicap	3	0	0.0%	
<b>TOTAL PARKING</b>	<b>28</b>	<b>6</b>	<b>21.4%</b>	

Note: This is a gravel lot with no striped spaces. There is a fenced lot adjacent to the rail station parking area but it does not appear to be available for rail commuter parking.

Figure 35: Beacon Falls Rail Station Parking Map



# *Station Condition Inspection*

U R B I T R A N **R** E P O R T



Prepared to

Connecticut Department of Transportation

Submitted by

Urbitran Associates, Inc.

CONNECTICUT  
DEPARTMENT  
OF  
TRANSPORTATION



CONDITION INSPECTION  
FOR THE  
BEACON FALLS STATION

GENERAL RECOMMENDATION 3

**CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION**

**INSPECTION RATING SCALE**

*The following rating scale is used for inspections:*

- 1- Totally deteriorated, or in failed condition.
- 2- Serious deterioration, or not functioning as originally designed.
- 3- Minor deterioration, but functioning as originally designed.
- 4- New condition. No deterioration.
- 5- Not applicable.
- 6- Condition and/or existence unknown.



STATION: Beacon Falls  
LINE: Waterbury  
INSPECTION DATE: 11-17-01  
INSPECTION AGENCY / FIRM: UA  
INSPECTORS: JFS, WV, RGW  
WEATHER: Sunny

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 2 OF 19

**PARKING ELEMENTS**

**QUADRANT # I**

TYPE OF SURFACE: asphalt  PAVED; \_\_\_\_\_ GRAVEL; \_\_\_\_\_ DIRT;  
\_\_\_\_\_ OTHER (DESCRIBE)

CONDITION OF PAVED SURFACE: 3

CONDITION OF STRIPING: 1

CONDITION OF BASIN / DRAINS / ETC: 5  
( FOR LOCATION SEE SHEET: \_\_\_\_\_ )

SIGNAGE: 2

FENCE AND GUARDRAIL: 4

LANDSCAPE: 5

SIDEWALK: 5

CURB: 5

**QUADRANT # II**

TYPE OF SURFACE: \_\_\_\_\_ PAVED;  GRAVEL; \_\_\_\_\_ DIRT;  
\_\_\_\_\_ OTHER (DESCRIBE)

CONDITION OF PAVED SURFACE: 1

CONDITION OF STRIPING: 5

CONDITION OF BASIN / DRAINS / ETC: 5  
( FOR LOCATION SEE SHEET: \_\_\_\_\_ )

SIGNAGE: 5

FENCE AND GUARDRAIL: 4

LANDSCAPE: 2

SIDEWALK: 5

CURB: 5

STATION: Beacon Falls  
 LINE: New Haven-Waterbury Branch  
 INSPECTION DATE : February 11, 2002  
 INSPECTION AGENCY / FIRM: Parsons Brinckerhoff  
 INSPECTORS: Jim Connell & Dave Lang  
 TIME OF INSPECTION: A.M.  
 WEATHER: Cold & Clear

CONN. DEPT OF TRANSPORTATION  
 STATION INSPECTION REPORT  
 SHEET 3 OF 19

**PLATFORM --- LIGHTING**

Span Number	Fixture Type	Manufacturer	Model Number	Rating	Support Condition	Estimated Age/Life(y/y)	Visual Condition
n/a	HID-HPS	Holophane	unknown	3	3	6/ 20	minor deterioration

Remarks: A typical section of the platform was measured at the location indicated and found to average  
13.6 fc.  
The platform relies on a utility pole mounted flood luminaire located in the parking area  
to illuminate the platform.

**PLATFORM --- LIGHTING LEVELS (fc)**

TRACKS----{

see remarks	see remarks	avg 13.6	see remarks	see remarks	see remarks
NORTHBOUND/SOUTHBOUND PLATFORM					

STATION: Beacon Falls  
 LINE: New Haven-Waterbury Branch  
 INSPECTION DATE : February 11, 2002  
 INSPECTION AGENCY / FIRM: Parsons Brinckerhoff  
 INSPECTORS: Jim Connell & Dave Lang  
 TIME OF INSPECTION: A.M.  
 WEATHER: Cold & Clear

CONN. DEPT OF TRANSPORTATION  
 STATION INSPECTION REPORT  
 SHEET 4 OF 19

**PLATFORM --- SERVICE**

Voltage Rating (V)	120/240	Type of 3 phase connection		Delta	n/a	Wye	n/a
		Method of Entrance		Overhead	n/a	Underground	X
Rating of Main Breaker (A)	100	Origin of Service		Pole	X	Transformer	n/a
		Code Compliant		Yes	X	No	n/a
Quantity of Phases	1	Pole Number & Street	CL&P 7030 Railroad Ave	Wire Sizes	unknown		

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**PLATFORM --- ELECTRICAL SYSTEMS**

Electrical Device	Manufacturer	Model Number	Rating	Location	Estimated Age/Life(y/y)	Visual Condition
Main Distribution Panel	Square D	QOC124	3	parking lot	6/ 20	minor deterioration
Main Disconnect Switch	n/a	n/a	n/a	n/a	n/a	n/a
Transformer	n/a	n/a	n/a	n/a	n/a	n/a
Receptacles	unknown	unknown	3	parking lot	6/ 20	minor deterioration
Grounding	unknown	unknown	unknown	unknown	unknown	unknown
Lighting Controls	unknown	unknown	3	parking lot	6/ 20	minor deterioration
Public Telephone	unknown	n/a	n/a	platform	n/a	operational
Station Telephone	n/a	n/a	n/a	n/a	n/a	n/a

Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATION: Beacon Falls

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 5 OF 19

INSPECTORS: Jim Connell & Dave Lang

DATE: February 11, 2002

**STATION PLATFORM --- ELECTRICAL AND LIGHTING SUMMARY**

The electrical service is mounted in an outdoor enclosure on the utility pole adjacent to the platform. The enclosure is normally locked, but Metro North Railroad electricians were performing routine maintenance and allowed us access to the panelboard enclosure. The panelboard in the enclosure is in good working condition and is more than adequate for this station platform.

There is one floodlight mounted on the service pole that illuminates the platform. This floodlight maintains 13.6 foot-candles, which is above the minimal platform light levels as recommended by the IESNA.



STATION: Beacon Falls

CONN. DEPT OF TRANSPORTATION  
STATION INSPECTION REPORT  
SHEET 7 OF 19

INSPECTORS: D. Lang DATE: Feburary 11, 2002

**STATION -- MECHANICAL SUMMARY**

There are two small shelters with plastic curbed roofs. There are no gutters or downspouts.  
There is no maintenance required.

STATION: Waterbury  
 LINE: New Haven-Waterbury Branch  
 INSPECTION DATE: April 3, 2002  
 INSPECTION AGENCY/FIRM: Warren & Panzer Engineers  
 INSPECTOR: Josue Garcia/Bosun Ogunnaike  
 WEATHER: Good

CONN. DEPT OF TRANSPORTATION  
 STATION INSPECTION REPORT  
 SHEET 8 of 19

**HAZARDOUS MATERIALS INSPECTION**

**LEAD-BASED PAINT**

Note: The LBP inspection was conducted using an RMD LPA-1 spectrum X-Ray Fluorescence Analyzer (XRF). The Department of Housing and Urban Development (HUD) recommend XRF analysis for inspection of lead in paint. XRF readings were taken of surfaces coated with suspect LBP. The XRF was operated in "Quick Mode" for this project. In Quick Mode, the measurement time is determined by the LPA-1 Analyzer to achieve a 95% confidence measurement compared to an action level (1.0 mg/cm2).

**Platform**

Surfaces Tested	# of Locations Tested	Lead Presence (>1 mg/cm2)	Rating
Canopy Columns	1	No	4
Gutter	2	No	3
Canopy Deck	1	No	3
Telephone Booth	2	No	3
Platform Warning Strip	4	No	3
Canopy Beams	2	No	4

**SUSPECT ASBESTOS-CONTAINING MATERIALS**

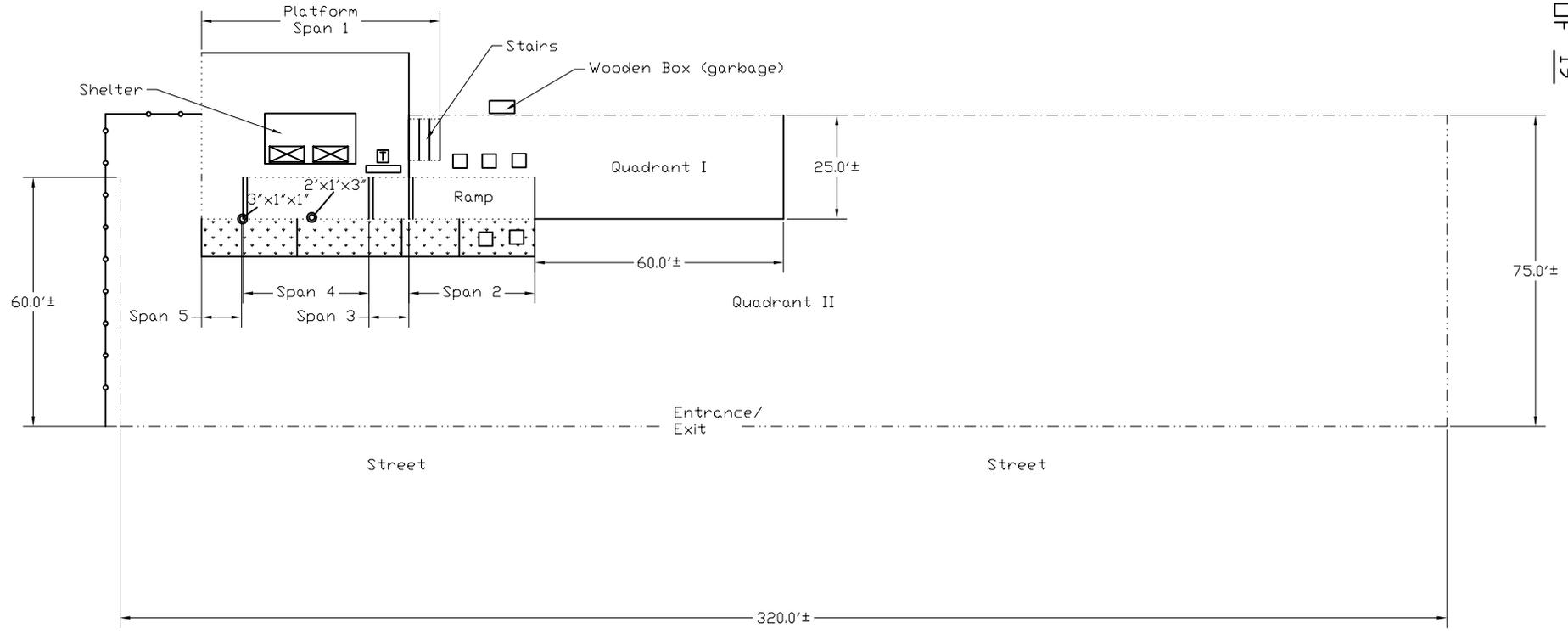
Listed below are suspect asbestos-containing materials that were observed during a visual inspection. Materials were found to be in good to fair condition. Any future disturbance of these materials should be preceded by the collection of samples and laboratory analysis of these samples. This work must be performed by a certified inspector.

**Platform**

Suspect Materials	Rating
Platform Seam Caulking	3

N ←

☐ of Tracks



- Legend:
- Fence
  - - - - - Guard Railing
  - ..... Pedestrian Railing
  - ~~~~~ Cracks
  - ▒ Grass
  - Spalled concrete
  - Joint
  - ▭ Sign
  - ▣ Bench
  - ▭ Trash
  - Planters

- NOTES:
1. The riding surface in Quadrant I is asphalt pavement.
  2. The riding surface in Quadrant II is gravel.
  3. The entire pedestrian railing is rusted.

Urbitran Associates, Inc.
Connecticut Dept. of Transportation
Beacon Falls Station General Plan
Date: 11-19-01



**Beacon Falls Station**

Description	Units	Quantity	Price / Unit	Total Cost
Replace asphalt pavement				
-Remove asphalt	yd <sup>3</sup>	61.00	\$30.00	\$1,830.00
-Remove dirt and gravel	yd <sup>3</sup>	843.00	\$30.00	\$25,290.00
-6" asphalt top course and binder course	yd <sup>2</sup>	2500.00	\$25.00	\$62,500.00
-7" aggregate base	yd <sup>3</sup>	904.00	\$20.00	\$18,080.00
Paint Railing	ft	230.00	\$9.00	\$2,070.00
Repair spalled Concrete	ft <sup>2</sup>	2.00	\$40.00	\$80.00
Repair expansion joint	ft	15.00	\$9.00	\$135.00
Mobilization / Demobilization (10%)				\$10,998.50
Sub-total				\$120,983.50
Contingency (20%)				\$24,196.70
Grand Total				\$145,180.20
Say				\$146,000.00

# *Station Operations Review*

U R B I T R A N **R** E P O R T



Prepared to  
Connecticut Department of Transportation

Submitted by  
Chance Management

Under Contract to  
Urbitran Associates, Inc.

## BEACON FALLS

### Beacon Falls Station

Town officials indicated that the town does not actively participate in the operations and governance of its station, although they would like to change this situation. The town is developing a Beacon Falls Master Plan. The Master Plan includes moving the station platform from its present location to a place opposite Depot Street where it would be more visible from the bridge. It is anticipated that the Town would use community development funds for this project. This plan would also move the commuter lot from Exit 24 off Route 8 to the present railroad parking lot. The objective would be to create an economic stimulus to the Town through these actions.

### Agreements

There is no lease agreement with the Town. However, as mentioned above, town officials indicated that they would like to have more interest and control in the condition and use of the station.

### Organizational Structure

Although there is no lease with the town, the Town Engineer, Jim Galigan, indicated that the Town's Department of Public Works removes snow at no charge to the State. The State operates all other aspects of the station and lot.

### *Beacon Falls Station*

**Town of Beacon Falls**  
**Department of Public Works**  
*Snow Removal*



City Functions

## Operating Procedures

The State maintains the platform area. The Town's Department of Public Works plows the gravel lot, but does not bill the State for this service. The State (Metro-North) shovels the platform.

<b>Procedure</b>	<b>Responsible Party</b>
Opening and Closing of Station	N/A
Housekeeping Inside Station	N/A
Housekeeping Outside Station	N/A
Daily Maintenance	Town DPW State/ Metro-North
Preventative Maintenance	State/ Metro-North
Landscaping	N/A
Security	N/A
Customer Service	N/A
Tenant Performance	N/A
Parking Enforcement	N/A
Parking Fees and Permits	N/A
Parking Operation Maintenance	N/A

# *Station Financial Review*

U R B I T R A N **R** E P O R T



Prepared to  
Connecticut Department of Transportation

Submitted by  
Seward and Monde

Under Contract to  
Urbitran Associates, Inc.

## **BEACON FALLS FINANCES**

### **ACCOUNTING ENTITY / BASIS**

There is no separate fund at the State or local level used to manage this property. There is no lease from the State to the Town and parking is free.

### **FINANCIAL REPORTING TO STATE**

There is no financial reporting to the State by the Town because there is no lease and the parking operations are handle directly by the State. The property is maintained primarily through Metro-North contracted services ( see below).

### **REVENUES**

The State does not charge for parking therefore no revenues are derived other than advertising (if any) at the platforms would be received through the Metro-North service agreement.

### **EXPENSES**

The Town 's Public Works Department plows the area at its own expense.

*Metro-North and ConnDOT* – The State also incurs station expenses through its service agreement with Metro-North / Metropolitan Transit Authority. These expenses are accounted for by Metro-North and included in the charge to the State. The expenses generally relate to maintaining the platform at each station. Metro-North performs cyclical maintenance and on-call repairs and maintenance as needed. Metro-North is also responsible to maintain any ticketing area on railroad property. Such costs have been identified and included in the financial presentation.

The Metro-North service agreement also provides that the State pay for the allocated cost of station maintenance forces. These allocated indirect costs have not been included in the financial presentation.

The local government is not in direct control of the services rendered by Metro-North. These services are controlled by the service agreement. The service agreement is outside of any arrangement or agreement with the local government

ConnDOT also incurs indirect expense for its administrative oversight of the railroad property. These expenses were not compiled or presented in the financial presentation.

## ***FINANCIAL PRESENTATION IN COMPARISON TO THE PARKING INVENTORY***

A parking inventory and utilization report is presented separately as Task 2 in this study. Since all railroad parking is free, there is currently no financial reporting to the State. The finances shown herein are the State's cost for Metro-North general maintenance of the platforms as previously explained. The parking inventory covers only the 28 spaces owned by the State.

**BEACON FALLS RAILROAD STATION AND PARKING OPERATIONS**

	YEAR 1996				YEAR 1997			
	OPERATING AGREEMENTS				OPERATING AGREEMENTS			
	LOCAL GOV'T	METRO-NORTH	TOTAL	%	LOCAL GOV'T	METRO-NORTH	TOTAL	%
<b><u>REVENUES</u></b>								
PARKING	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%
RENTS	-	-	-	-	-	-	-	0.0%
INVESTED FUNDS	-	-	-	-	-	-	-	0.0%
OTHER	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>
<b><u>STATION PLATFORMS AND PARKING EXPENSES</u></b>								
REPAIRS AND MAINTENANCE	\$ -	\$ 1,602	\$ 1,602	71.6%	\$ -	\$ 3,419	\$ 3,419	76.8%
UTILITIES	-	-	-	0.0%	-	-	-	0.0%
RENT	-	-	-	0.0%	-	-	-	0.0%
SECURITY	-	-	-	0.0%	-	-	-	0.0%
INSURANCE AND CLAIMS	-	-	-	0.0%	-	-	-	0.0%
GENERALLY CLASSIFIED EXPENSES (INCLUDING UNSPECIFIED - DIRECT, -INDIRECT, -ADMINISTRATIVE, -AND GENERAL ALLOCATIONS)	-	634	634	28.4%	-	1,032	1,032	23.2%
CONNECTICUT SALES TAX	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ 2,236</u>	<u>\$ 2,236</u>	<u>100.0%</u>	<u>\$ -</u>	<u>\$ 4,451</u>	<u>\$ 4,451</u>	<u>100.0%</u>
<b><u>NET PROFIT (LOSS)</u></b>	<u>\$ -</u>	<u>\$ (2,236)</u>	<u>\$ (2,236)</u>		<u>\$ -</u>	<u>\$ (4,451)</u>	<u>\$ (4,451)</u>	
<b><u>LOCAL GOVERNMENT'S RAILROAD FUND</u></b>								
ACCUMULATED SURPLUS (DEFICIT)	\$ -				\$ -			
LESS - LOCAL GOVERNMENT'S SHARE	-				-			
NET AVAILABLE RAILROAD FUND SURPLUS (DEFICIT)								
<b><u>STATE'S AVAILABLE SHARE @ 50%</u></b>								

**BEACON FALLS RAILROAD STATION AND PARKING OPERATIONS**

	YEAR 1998				YEAR 1999			
	OPERATING AGREEMENTS				OPERATING AGREEMENTS			
	LOCAL GOV'T	METRO-NORTH	TOTAL	%	LOCAL GOV'T	METRO-NORTH	TOTAL	%
<b><u>REVENUES</u></b>								
PARKING	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -	0.0%
RENTS	-	-	-	0.0%	-	-	-	0.0%
INVESTED FUNDS	-	-	-	0.0%	-	-	-	0.0%
OTHER	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.0%</u>
<b><u>STATION PLATFORMS AND PARKING EXPENSES</u></b>								
REPAIRS AND MAINTENANCE	\$ -	\$ 1,419	\$ 1,419	91.1%	\$ -	\$ 1,200	\$ 1,200	100.0%
UTILITIES	-	-	-	0.0%	-	-	-	0.0%
RENT	-	-	-	0.0%	-	-	-	0.0%
SECURITY	-	-	-	0.0%	-	-	-	0.0%
INSURANCE AND CLAIMS	-	-	-	0.0%	-	-	-	0.0%
GENERALLY CLASSIFIED EXPENSES (INCLUDING UNSPECIFIED - DIRECT, -INDIRECT, -ADMINISTRATIVE, -AND GENERAL ALLOCATIONS)	-	138	138	8.9%	-	-	-	0.0%
CONNECTICUT SALES TAX	-	-	-	0.0%	-	-	-	0.0%
	<u>\$ -</u>	<u>\$ 1,557</u>	<u>\$ 1,557</u>	<u>100.0%</u>	<u>\$ -</u>	<u>\$ 1,200</u>	<u>\$ 1,200</u>	<u>100.0%</u>
<b><u>NET PROFIT (LOSS)</u></b>	<u>\$ -</u>	<u>\$ (1,557)</u>	<u>\$ (1,557)</u>		<u>\$ -</u>	<u>\$ (1,200)</u>	<u>\$ (1,200)</u>	

<b><u>LOCAL GOVERNMENT'S RAILROAD FUND</u></b>			
ACCUMULATED SURPLUS (DEFICIT)	\$ -	\$ -	
LESS - LOCAL GOVERNMENT'S SHARE	-	-	
NET AVAILABLE RAILROAD FUND SURPLUS (DEFICIT)			FREE LOTS NO LEASE, NO FUND
<b><u>STATE'S AVAILABLE SHARE @ 50%</u></b>			FREE LOTS NO LEASE, NO FUND



Traffic and Transportation  
Bridge and Civil Engineering  
Architecture  
Parking Services  
Construction Inspection  
Environmental Services  
Transit Services  
Structural Engineering

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